



AGENT NOTES: As with similar properties of this age there is a right of way along the rear of the property.

LOCATION: 1 Twyford Place is set in a tucked away position within Wellington town centre with a wide range of amenities to include a range of both independently run shops and larger national stores such as the well renowned Waitrose. There is also an assortment of educational and leisure facilities to include a Sport Centre with its own swimming pool and local cinema. There is also a regular bus service to the County town of Taunton which is approximately 7 miles distant with its mainline railway station, the M5 motorway can be accessed by Junction 26 just outside of Wellington.

DIRECTIONS: From the Wellington town centre traffic lights proceed along Fore Street which becomes Mantle Street where the property will be seen just before the Wellesley Cinema on the left hand side signposted 'Bulls Row' and 'Twyford Place'. The property is situated towards the end of the no through road on the left hand side as indicated by our For Sale board.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co//water.speech.patrolled

Council Tax Band: B

Construction: Brick with external render leaf under a tiled roof

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 1800 Mbps download and 1000 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: very low **Rivers and the Sea:** very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

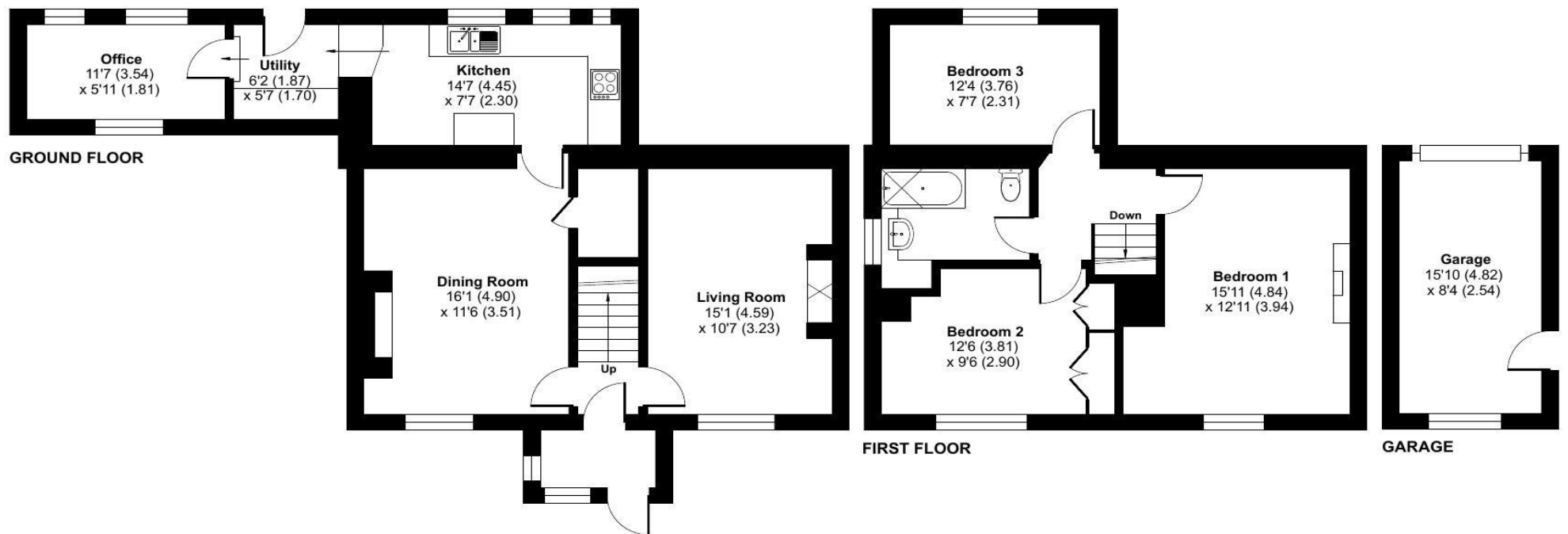
Twyford Place, Wellington, TA21

Approximate Area = 1239 sq ft / 115.1 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1371 sq ft / 127.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2026. Produced for Jeffrey Limited T/A Wilkie May & Tuckwood Wellington. REF: 1478024

OFFERED TO THE MARKET WITH NO ONWARD CHAIN and conveniently situated in a tucked away location within a short level walk of the town centre, 1 Twyford Place offers three bedrooms, three reception rooms along with driveway parking for four vehicles and a derelict garage.

The accommodation which is arranged over two floors briefly comprises; an entrance porch leading into a hallway with stairs rising to the first floor and access to the principal rooms. The sitting room offers plenty of space for soft furnishings and features a central fireplace creating a real focal point to the room, in addition there is useful understairs walk-in cupboard which is handy for shoes and coats. The second reception room sits opposite the sitting room and features a further fireplace and useful media wall. The kitchen, which benefits from tiled flooring, offers a range of matching units with tiled splashbacks and contrasting worktops along with space for an inset oven with extractor above, space for a fridge/freezer along with a useful breakfast bar area. Steps lead up to the utility room which provides space for additional kitchen appliances beyond which is a third reception room currently used as a home office.

To the first floor there are three bedrooms; with bedroom two benefitting from built-in wardrobes, all bedrooms are serviced the part tiled family bathroom fitted with a three-piece white suite with vanity unit and useful shelving area.

Externally the property offers a gravelled area to the front currently used as parking whilst the rear fully enclosed garden benefits from a generous area of lawn accessed via some steps along with a pathway leading to the garage, which is now in need of repair. Furthermore, there is gravel parking to the rear for three vehicles. The property is warmed by gas central heating with the added benefit of uPVC double glazing and enjoying being close to the town centre amenities and local schools.



- **NO ONWARD CHAIN**
- **Three bedrooms, three reception rooms**
- **Tucked away position**
- **Close to the town centre**
- **Driveway parking for four vehicles**

